



**Tenure:** Freehold

**Council Tax:** Band F

**Energy Performance Rating:** C (71)

**Services**

Mains Gas, Electric, Water and Drainage.

**Viewing**

Strictly by appointment only via sole selling agent Tarr Residential on 01460 68890 or at 35 Fore Street, Chard, Somerset TA20 1PT.

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**Guide Price: £475,000**

**Breowan Close, Ilminster, Somerset TA19 0EE**

Independent Sales, Lettings and Property Management Agents

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**Tarr Residential**

7 Breowan Close,  
Ilminster,  
Somerset  
TA19 0EE

Guide Price £475,000



- NO ONWARD CHAIN
- Attractive Spacious Chalet Style Bungalow
- Cul-de-Sac Location Close to the Town Centre
- 5 Bedrooms, En-Suite Bathroom to Bedroom 2
- Kitchen/Breakfast Room & Utility Room
- 24ft Sitting/Dining Room with Fireplace & Garden Access
- Spacious Hall & First Floor Landing
- Gas Fired Heating & Double Glazing
- Garage & Off Road Parking
- Private Low Maintenance Rear Garden

Situated within a short walk of the Ilminster town centre is this attractive and extremely spacious 5 bedroom chalet style bungalow with garage, off road parking and a low maintenance private rear garden, all situated within the small exclusive Breowan Close cul-de-sac development. The property comprises; spacious entrance hall, 24ft dual aspect sitting/dining room with garden access, kitchen/breakfast room, utility room, 4 piece en suite bathroom to the ground floor 2nd bedroom, separate white suite shower room and a first floor bathroom. Further benefits from stone mullion double glazed windows and gas fired heating.



#### Approach

Approached via the driveway heading the garage and a path to the storm porch with a timber part double glazed front door, glazed side panel and light over and opening to:

#### Entrance Hall

A spacious hall with stairs rising to the first floor, single panel radiator, telephone point, coved ceiling and a smoke detector. Built in storage cupboard housing the electric consumer unit.

#### Sitting/Dining Room: 23' 10" x 23' 8" (7.26m x 7.21m) (max)

A superb dual aspect room with two stone mullion double glazed windows to the front aspect and double glazed french doors opening to the rear garden. Feature Minsterstone fireplace with an inset gas fire. A single and two double panel radiators, two wall light points, TV point and a coved ceiling. Glazed door to:

#### Kitchen/Breakfast Room: 12' 9" x 10' 5" (3.89m x 3.18m)

Fitted with a range of wood fronted wall and base units with rolled edge worktops over and all complemented by tiled splash backs over. Inset stainless steel one and a half bowl and drainer with mixer tap over. Built in high level AEG double oven with a AEG induction hob and concealed extractor over. Integrated dishwasher and fridge. Stone mullion double glazed window to the rear aspect, single panel radiator and a coved ceiling. Door to:

#### Utility Room: 9' 3" x 5' 9" (2.81m x 1.76m)

Fitted with a range of white fronted wall and base units, rolled edge worktops and tiled splash backs over. Inset stainless steel bowl and drainer mixer tap over. Space and plumbing for a washing machine and under counter fridge or freezer. Double glazed window to the rear aspect and a part double glazed door opening to outside. Wall mounted Glow Worm gas fired boiler and control panel. Coved ceiling and an internal access door to the garage.

#### Bedroom 2: 16' 6" x 9' 9" (5.02m x 2.96m)

Double glazed stone mullion window to the front aspect, single panel radiator, TV and telephone points and a coved ceiling. Built in wardrobes. Door to:

#### En Suite Bathroom: 9' 10" x 5' 6" (3.00m x 1.67m)

Fitted with a four piece suite comprising; panel bath with taps over. Pedestal wash hand basin with taps over, bidet and a low level WC. Stone mullion obscure double glazed window to the side aspect, part tiled walls, single panel radiator, wall light with built-in shaver point, coved ceiling and an extractor.

**Bedroom 3:** 14' 3" x 10' 10" (4.35m x 3.31m) Double glazed stone mullion window to the rear aspect, double panel radiator, TV and telephone points. Coved Ceiling.

#### Shower Room: 17644' 4" x 6' 2" (5378m x 1.87m)

Fitted with a three piece suite comprising; 1200mm x 800mm cubicle with a glass sliding door and wall mounted thermostatic shower over. Pedestal wash hand basin with taps over and a low level WC. Stone mullion double glazed window to the side aspect, built-in storage cupboard, tiled walls, ladder style heated towel rail, extractor and a coved ceiling.

#### First Floor Landing

A spacious landing with a skylight window, single panel radiator and a deep built in storage cupboard.

#### Bedroom 1: 26' 1" x 20' 8" (7.94m x 6.29m) (max)

Stone mullion double glazed window to the front aspect, double panel radiator, TV and telephone points.

#### Bedroom 4: 15' 4" x 12' 4" (4.68m x 3.76m) (max)

Skylight window to the front aspect and a single panel radiator. Access to a deep built in storage cupboard.

#### Bedroom 5: 13' 11" x 10' 2" (4.23m x 3.09m) (max)

Double glazed window to the rear aspect, single panel radiator, telephone point and access to the roof void. Built in cupboard housing the hot water cylinder tank.

#### Bathroom: 8' 11" x 7' 10" (2.72m x 2.38m) (max)

Fitted with a three piece suite comprising; panel bath with a mixer tap and shower attachment over. Pedestal wash hand basin with taps over and a low level WC. Skylight window to the side aspect, tiled walls and flooring, single panel radiator, extractor and access to the roof void.

#### Garage: 17' 1" x 8' 10" (5.20m x 2.69m)

An integral single garage with an electric up and over door to the front aspect heading the driveway. Power and light connected. Internal access door to the main property.

#### Outside

The property enjoys a quiet location in the small exclusive Breowan Close development. Approached via the driveway to provide off road parking heading the garage. A path leads on to the storm porch and front door. The front garden is laid to lawn with flower beds planted with low shrubs. A path to the side leads to a shared gate opening onto the Brewery Lane and a further pedestrian gate opens to:

The private enclosed rear garden is mainly laid to paving for ease of maintenance and can be accessed from the property from the dining area and utility room doors. Raised borders are planted with a variety established shrubs and plants. A timber shed is located to one corner.